

571161-7

B1

John VILLANUEVA
City Marshal - Badge #36
City of New York
384 East 149th Street Suite 312
Bronx, NY 10455
(718) 402-3100

2007 OCT -9 PM 2:15

21995

Warrant Requisition

County BRONX, NYIndex No. 57149/07Marshals Docket 182219

Petitioners

BRONX PARK EAST, LLC

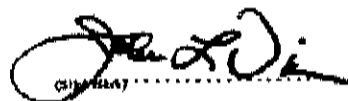
Respondent(s)

OSHEA HUNTER

Address

APT: N322822 BRONX PARK EASTBRONX NY 10467N/P ☒ H/O ☐ DEF ☐ A/T ☒ Res ☒ Com ☐

Comments:


CIVIL 10/1/07Date 10/1/2007

John VILLANUEVA, City Marshal

BadgeID 36

John VILLANUEVA
 City Marshal - Badge #36
 City of New York
 384 East 149th Street Suite 312
 Bronx, NY 10455
 (718) 402-3100

Warrant Requisition

County BRONX, NY

Index No. 57149/07

Marshals Docket 182218

Petitioners

BRONX PARK EAST, LLC

Respondent(s)

RAYMOND GRANDISON

Address

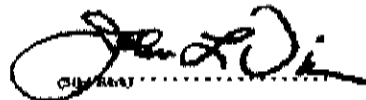
APT: N32

2822 BRONX PARK EAST

BRONX NY 10467

N/P ☒ H/O ☐ DEF ☒ A/T ☐ Res ☒ Com ☐

Comments:


 City Marshal

Date 10/1/2007

John VILLANUEVA, City Marshal

BadgeID 36

CIV-LT-100 (3/05)

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF BRONX

BRONX PARK EAST, LLC

Petitioner

-against-

RAYMOND GRANDISO

Respondent
Tenant

Index No. 57149/07

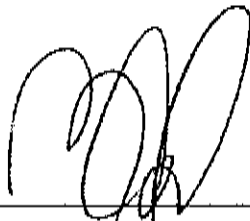
REQUEST
FOR
FINAL ORDER

_____ x

To the clerk of the Civil Court of the City of New York

YOU ARE HEREBY REQUESTED TO SUBMIT THE PAPERS IN THE ABOVE
ENTITLED PROCEEDING TO THE JUDGE FOR A FINAL ORDER

DATED: 10/1/2007



COHEN AND STARK, LLP ATTORNEY AT LAW
1325 CASTLE HILL AVENUE
BRONX, NY 10462

THE CITY OF NEW YORK

L & T Index No. 57149/07

East, LLC

Landlord

Against

Respondent

Tenant

2822 BRONX PARK EAST Apt N32

Tenant

BRONX NY 10467

Undertenant

RAYMOND GRANDISON

STATE OF NEW YORK COUNTY OF Bronx

Naftali Levenbrown being duly sworn, deposes and says that he/she is the agent for the petitioner herein and is fully familiar with all the facts. That this is a summary proceeding/action which the respondent (S)/defendant (S) was served but failed to answer. I made several attempts to question the tenant, any blood relative or neighbor in order to be able to submit this affidavit that the tenant was not in the military service or dependent on someone in the military service.

1) I spoke in person with the tenant(s) on _____ at approximately _____ a.m./p.m. at _____ (location). The tenant(s) _____ (name) who is approximately _____ (description) advised me that he/she is not in the military service of the United States and the State of New York in any capacity, and the tenant(s) informed me that neither he/she nor anyone in the family is dependent on any person in the military service of the United States.

2) I spoke to (name) RAYMOND GRANDISON directly over the telephone by calling number (718) 972-5466 on 9/26/07 at approximately 2:15 a.m./p.m. She/he identified herself/himself as the tenant. I recognized the voice as I have had prior conversations with her/him. The tenant, during that phone call, advised me that she/he is not in the military service of the United States. The tenant also informed me that neither she/he nor anyone in the tenant's family is dependent on any person in the military service of the United States.

3) I could not locate anybody to speak with concerning the tenant(s) military status. I called at _____ a.m./p.m. on _____ and again on _____. And there was no answer. I went to the premises located at _____ Apt. # _____ on _____ and again on _____ and no one was home. Based upon my records and the tenant with whom I am familiar, the tenant(s) is/are:

_____ (a) approximately _____ years of age;

_____ (b) disabled and uses a wheelchairs/crutches/other _____;

_____ (c) receives public assistance;

_____ (d) see application, recertification form attached.

From the facts set forth, I am convinced that the tenant(s) is not in or financially dependent on someone in the military service of the United States at the present time.

Sworn before me this
Notary Public

1st Day Of October, 2007

Naftali Levenbrown

Signature of Investigator

MARK COHEN
Notary Public - State of New York
No. 02C06061612
Qualified in Bronx County
My Comm. Expires December 4, 2010

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF BRONX PART D
DECISION AND JUDGMENT

INDEX # 057149/2007
JUDGMENT SEQ # 001

non pay

BRONX PARK EAST, LLC,

Petitioner(s)

AGAINST
GRANDISON, RAYMOND
HUNTER, OSHEA

Respondent(s)

Decision and judgment is rendered based upon
a stipulation entered into by the parties as follows:

Judgment of possession is granted in favor of:

BRONX PARK EAST, LLC,
and against

HUNTER, OSHEA

A counterclaim is granted in favor of the respondent in the amount of \$0.00
(which if not being entered separately is offset and reflected in the
total amount due, listed below.)

A money judgment is hereby granted, along with cost and disbursements
in the amount of \$0.00 in favor of:

BRONX PARK EAST, LLC,
and against
HUNTER, OSHEA

for a total amount of \$4306.42

(Monthly use and occupancy is set at \$0.00 per month, as per order,
stipulation or decision in record.)

Warrant to issue forthwith

Execution

AP S

Date

9/20/07

HON. ELEANORA OFSHEIN *[Signature]*

Judge, Civil/Housing Court

Section 5020(c) of the Civil Practice Law and Rules requires that a satisfaction be filed with the
clerk when the judgment is satisfied. Failure to do so subjects the judgment creditor to penalties.

ENTRY OF JUDGMENT

Judgment entered in accordance with the above on *9/20/07*

Jack Bear

Chief Clerk, Civil Court

Warrant issued to Marshal

Villanueva

On

OCT 15 2007

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF BRONX PART D
DECISION AND JUDGMENT

INDEX # 057149/2007
JUDGMENT SEQ # 002

BRONX PARK EAST, LLC,

non pay
Petitioner(s)

AGAINST
GRANDISON, RAYMOND
HUNTER, OSHEA

Respondent(s)

Decision and judgment is rendered based upon
respondents failure to appear for trial as follows:

Judgment of possession is granted in favor of:

BRONX PARK EAST, LLC,
and against
GRANDISON, RAYMOND

A counterclaim is granted in favor of the respondent in the amount of \$0.00
(which if not being entered separately is offset and reflected in the
total amount due, listed below.)

A money judgment is hereby granted, along with cost and disbursements
in the amount of \$0.00 in favor of:

BRONX PARK EAST, LLC,
and against
GRANDISON, RAYMOND

for a total amount of \$0.00

(Monthly use and occupancy is set at \$0.00 per month, as per order,
stipulation or decision in record.)

Warrant to issue as per stip/order

Execution

5 days

Date

9/20/07

HON. ELEANORA OFSHEEN

Judge, Civil/Housing Court

Section 5020(c) of the Civil Practice Law and Rules requires that a satisfaction be filed with the
clerk when the judgment is satisfied. Failure to do so subjects the judgment creditor to penalties.

ENTRY OF JUDGMENT

Judgment entered in accordance with the above on 9/20/07

John Baer

Chief Clerk, Civil Court

Warrant issued to Marshal

Villanueva

On

OCT 15 2007

4.5 Order to show cause

INDEX NUMBER

57149/07

CIVIL COURT OF THE CITY OF NEW YORK

COUNTY OF BRONX

HOUSING COURT PART 18

9/20/07

OSC

HON.

OF SHKIN

DATE

9/20/07

Petitioner

Brnx Park East

Respondent

Raymond ^{against} Grandson

Address

2822 Brnx Park East

Apt. #

OSHEA Hunter

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after a review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

COHEN & STARK, LLP HEREBY APPEAR FOR PETITIONER

RESPONDENT APPEARS PRO SE

Defn. of Judgment Against Raymond Grandson

IT IS AGREED:

OShea Hunter's statement that Raymond Grandson is not in the military is not a defendant

Party (please print)

Added/Amended or Deleted

Appearance

No Appearance

No Answer

Petitioner

Brnx Park East

X

on any one in the military

Respondent 1

Raymond Grandson

X

Respondent 2

OSHEA Hunter

X

Respondent 3

Petition amended to date

Final Judgment for \$

4306.42

in favor of Petitioner which is rent owed through

9/30/07

warrant shall issue forthwith

Execution of warrant stayed to

10/22/07

for payment of \$

4306.42

Payments are to first be applied to current rent and then to the arrears.

Petitioner consents to one OTSC motion for good cause shown by the Repondent.

Respondent given complete rent history in court.

OShea Hunter has a written notarized letter dated 9/18/07 signed by Raymond Grandson giving him permission to represent Respondent in court for any NC tenancy rights are given to OShea Hunter. Raymond Grandson must appear in court on any future court appearance

OSHEA Hunter is occupant this account does not enter any tenancy rights

9/18/2007

TO WHOM IT MAY CONCERN,

I RAYMOND GRANDISON
GIVE OSHA HUNTER PERMISSION TO REPRESENT
ME AT HEARING IN HOUSING COURT BRONX
NEW YORK, ON ISSUE OF RENT ARREARS
ON APARTMENT # N 32-2822 BRONX P.F.
BRONX NY 10467.

RAYMOND GRANDISON
[Signature]

[Signature]
PARVEEN K. MADAAN
NOTARY PUBLIC, State of New York
No. 01MA5014780
Qualified in Bronx County 2011
Commission Expires July 8, 2011

19th Sept 2007
Bronx N.Y.

The City of New York
 Bronx
 Date

Index Number 057149/07

Hon. OFshstein

Raymond Gendler
 Plaintiff(s)/Petitioner(s),
 against
 Defendant(s)/Respondent(s)

STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after a review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter:

Potion Amended to date
Adj to 9/20/07 at 9:30
Jewish Holiday + for intent of
record to appear
or not. letter

HON. ELEANORA OFSHTEIN

9/14/07

LB 22

L&T. No. 07-57149

Civil Court of the City of New York
County of BRONX

Housing Part
Landlord

Bronx Park East, LLC

RAYMOND GRANDISON

2822 BRONX PARK EAST

BRONX, NY 10467

Tenant

Undertenant

Amount Claimed \$

\$3,661.28

PETITION-NON-PAYMENT

Notice of
Petition served on _____ 20 _____

Notice of
Petition returned on BRONX, NY 10467

Notice of
Petition issued on _____ 20 _____

Tenant appears on _____ 20 _____

but fails to answer.

Tenant answers on _____ 20 _____

Answer is _____

Set for Trial on _____ 20 _____

Landlord notified on _____ 20 _____

Efficiency of answer referred
court _____ 20 _____

issue _____

Judge _____

for Petitioner

BY: LLP ATTORNEY AT LAW

VENUE

PETITION Non-Payment

THE PETITION OF

1. Petitioner is the landlord and Bronx Park East, LLC

2. Respondent(s) RAYMOND GRANDISON

said premises pursuant to a written

to pay to landlord as rent \$ \$712.38

3. Respondent

4. Respondents are now in possession of said premises which is

5. The premises from which removal is sought were rented for

ALL ROOMS, Apt # N32

2822 BRONX PARK EAST

BRONX, NY 10467

BRONX, NY 10467

rent (\$) as follows:

Arrears History: Legal Fees: \$100.00

04/01/07 \$711.78 07/01/07 \$712.38

05/01/07 \$712.38 08/01/07 \$712.38

06/01/07 \$712.38

7. The premises are subject to Rent Stabilization Law of 1969 as amended, and have been duly registered with the New York State Division of Housing and Community Renewal (DHCR) and the rent demanded herein does not exceed the registered rent and does not exceed the lawful rent stabilized rent.

8. Said rent has been demanded personally

9. Respondents have defaulted in the payments thereof and continue in possession of premises without permission after said default.
10. The premises are a multiple dwelling and pursuant to the Housing Maintenance Code Section 27-2097 there is a currently effective registration statement on file with the Office of Code Enforcement which designates the managing agent named below, a natural person over 21 years of age, to be in control of and responsible for the maintenance and operation of the dwelling.
Multiple Dwelling No. _____

Agent

Mafaili Cavenbrown 625 Allerton Ave Bronx, NY 10467

201567

WHEREFORE Petitioner requests a final judgment against respondent(s) for the rent demanded therein, awarding possession of the premises to petitioner landlord, and directing the issuance of a warrant to remove respondent(s) from possession of the premises together with costs and disbursements of this proceeding. Dated: 8/21/2007 Bronx Park East, LLC

STATE OF NEW YORK, COUNTY OF BRONX

The Undersigned

that he is

affirms under penalty of perjury that the contents thereof, that the same are true to his own knowledge except as to matters stated to be upon information and belief; and as to those matters he believes them to be true.

Attorney for Petitioner

COHEN AND STARK, LLP AT

1325 CASTLE HILL AVENUE

BRONX, NY 10462
718-792-

FAIR DEBT COLLECTION NOTICE

TAKE FURTHER NOTICE, that this firm has been retained to collect a debt consisting of rent arrears. Any information obtained will be used for that purpose. The creditor claims that you owe rent arrears as specified. You have thirty (30) days from receipt of this notice to dispute the debt in writing. If you fail to do so, we will assume the debt to be valid. If you timely notify us in writing that you do dispute the debt, we will obtain verification of the debt and mail same to you. Upon your request made within thirty (30) days of the receipt of this notice, we will provide you with the name and address of the original creditor, if different from the current creditor.

This opportunity to dispute the debt is separate from any response that you are required to make or any action you are required to take with respect to any other legal notice you receive. Please respond to any legal notice you may receive within the time frame set forth in those notices.

COHEN AND STARK, LLP ATTORNEY AT LAW
1325 CASTLE HILL AVENUE
BRONX, NY 10462

L&T No. 378057149

Civil Court of the City of New York
County of ~~BRONX~~

Housing Part
Landlord

Bronx Park East, LLC

Tenant

RAYMOND GRANDISON
2822 BRONX PARK EAST
BRONX, NY 10467

Undertenant

BRONX, NY 10467

Amount Claimed \$ 3,661.28

NOTICE OF
PETITION-NON-PAYMENT

DWELLING

Civil Court of the City of New York
County of ~~BRONX~~ **Housing Part**

Index No. L/T

Petitioner
Bronx Park East, LLC

NOTICE OF PETITION
DWELLING
Non-Payment

Respondent (Tenant)

RAYMOND GRANDISON
Apt N32 2822 BRONX PARK EAST
BRONX, NY 10467

Respondent (Undertenant)

*First name of Tenant and/or Undertenant being fictitious and unknown to petitioner.
Person intended being in possession of the premises herein described*

To the respondent(s) above named and described, in possession of the premises hereinafter described or claiming possession thereof:

PLEASE TAKE NOTICE that the annexed petition of Bronx Park East, LLC

verified 8/24/2007
prays for a final judgment of eviction, awarding to the petitioner possession of premises described as follows: , located at

ALL ROOMS, Apt # N32
2822 BRONX PARK EAST

County of ~~BRONX~~ in the City of New York, as demanded in the petition.

TAKE NOTICE also that demand is made in the petition for judgment against you for the sum of \$ plus the costs and disbursements of the proceeding.

TAKE NOTICE also that WITHIN FIVE DAYS after service of this Notice of Petition upon you, you must answer, either orally before the Clerk of this Court at

City and State of New York, or in writing by serving a copy thereof upon the attorneys for the petitioner, and by filing the original of such answer, with proof of service thereof, at the Office of the Clerk. Your answer may set forth any defense or counterclaim you may have against the petitioner, unless such defense or counterclaim is precluded by law or prior agreement of the parties. On receipt of your answer, the Clerk will fix and give notice of the date for trial or hearing which will be held not less than 3 nor more than 8 days thereafter, at which you must appear. If after the trial or hearing, judgment is rendered against you, the issuance of a warrant dispossessing you may, in the discretion of the Court, be stayed for FIVE days from the date of such judgment.

TAKE NOTICE also that if you fail to interpose and establish any defense that you may have to the allegations of the petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action.

In the event you fail to answer and appear, final judgment by default will be entered against you by a warrant dispossessing you will not be issued until the tenth day following the date of the service of this Notice of Petition upon you.

TAKE NOTICE that under Section 745 of the Real Property Actions and Proceedings Law, you may be required by the Court to make a rent deposit, or a rent payment to the petitioner, upon your second request for an adjournment or if the proceeding is not settled or a final determination has not been made by the court within 30 days of the first court appearance. Failure to comply with an initial rent deposit or payment order may result in the entry of a final judgment against you without a trial. Failure to make subsequent required deposits or payments may result in an immediate trial on issues raised in your answer.

Attorney for Petitioner

STARK LLP ATTORNEY AT LAW

11 AVENUE

118-792-1200

8/21/2007

Jack Carter

AUG 27 2007 Page 12

AFFIDAVIT OF CONSPICUOUS SERVICE

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

CASE # LT
CNTL # 57149

EDDIE H. RIVERA JR., BEING DULY SWORN, DEPOSES AND SAYS: THAT
DEPONENT IS NOT A PARTY TO THIS PROCEEDING, IS A LICENSED PROCESS
SERVER OVER 18 YEARS OF AGE AND RESIDES AT BRONX, NEW YORK.

DEPONENT WAS UNABLE TO SERVE: RAYMOND GRANDISON,
TENANT(S)/OCCUPANT(S) BY PERSONAL DELIVERY.

AT 2822 BRONX PARK EAST
APT N32

BRONX, NY 10467

ON 08/30/07 AT 11:29 AM DEPONENT SERVED THE ATTACHED

NOTICE OF PETITION AND PETITION

[X] BY AFFIXING A TRUE COPY FOR EACH TENANT/OCCUPANT UPON A
CONSPICUOUS PART, TO WIT-THE ENTRANCE DOOR OF SAID PROPERTY.

DEPONENT WAS UNABLE TO FIND A PERSON OF SUITABLE AGE AND DISCRETION
WILLING TO RECEIVE THE SAME AT THIS TIME OR DURING THE PRIOR ATTEMPT
MADE ON 08/29/07 AT 8:24 PM.

AND ON 08/30/07 DEPONENT SERVED COPIES OF THE WITHIN
NOTICE OF PETITION AND PETITION ON EACH TENANT/OCCUPANT, NOT
PERSONALLY SERVED AT THE PROPERTY SOUGHT TO BE RECOVERED, BY
DEPOSITING A TRUE COPY FOR EACH NAMED TENANT/OCCUPANT OF THE SAME
ENCLOSED IN A POST PAID
WRAPPER ADDRESSED TO EACH TENANT/OCCUPANT AT THE PROPERTY SOUGHT TO
BE RECOVERED, IN THE POST OFFICE BY CERTIFIED MAIL AND BY REGULAR
FIRST CLASS MAIL WITHIN THE STATE OF NEW YORK.

AND ON 08/30/07 ADDITIONAL MAILING BY REGULAR AND CERTIFIED MAIL TO:

SWORN TO BEFORE ME ON 08/30/07

EDDIE H. RIVERA JR.
LIC.# 1128535

ALAN ABOODY
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01AB5014371
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES JULY 15, 2011

C

SS

OF THE CITY OF NEW YORK

Housing Part

Index No.: 57149/07

LANDLORD/TENANT
ANSWER IN PERSON

BRONX PARK EAST

Address: 2822 Bronx Park East

Petitioner(s),

-against-

Respondent(s)

R. Grandison

10469 Apt. N32

Respondent has appeared and has orally answered the Petition as follows: In Person

Answer

SERVICE

1. The Respondent did not receive a copy of the Notice of Petition and Petition.
2. The Respondent received the Notice of Petition and Petition, but service was not correct as required by law.

PARTIES

3. The Respondent is indicated improperly, by the wrong name, or is not indicated on the Notice of Petition and Petition.
4. The Petitioner is not the Landlord or Owner of the building, or a proper party.

RENT

5. No rent demand or proper rent demand, either oral or written, was made before this proceeding.
6. The Respondent tried to pay the rent, but the Petitioner refused to accept it.
7. The monthly rent being requested is not the legal rent or the amount on the current lease.
8. The Petitioner owes money to the Respondent because of a rent overcharge.
9. The rent, or a portion of the rent, has already been paid to the Petitioner.

APARTMENT

10. There are conditions in the apartment which need to be repaired and/or services which the Petitioner has not provided.
11. Public Assistance shelter allowance has stopped because of housing code violations in the apartment or the building.
12. The apartment is an illegal apartment.

OTHER

13. Laches.
14. ☒ General Denial.
15. Other Answer

9/14/07

Dated

Clerk's Initials

NOTICE OF SCHEDULED APPEARANCE

This case is scheduled to appear on the calendar as follows:

DATE: 9/14/07 TIME: 9:30AM PART: D ROOM: 550

YOU SHOULD ARRIVE AT THE COURTHOUSE AT LEAST ONE HALF HOUR BEFORE THE ABOVE SCHEDULED TIME, TO ALLOW TIME TO BE PROCESSED THROUGH THE METAL DETECTORS. IF A SETTLEMENT IS NOT REACHED ON THE ABOVE SCHEDULED DATE THE CASE MAY BE SENT TO A TRIAL-READY PART FOR A TRIAL. IF YOU WILL NOT BE READY FOR TRIAL ON THE ABOVE SCHEDULED DATE, YOU MUST ASK THE COURT FOR ANOTHER TRIAL DATE. IF THE COURT DOES NOT ACCEPT YOUR REASON FOR NOT BEING READY FOR TRIAL, AND YOUR REQUEST FOR ANOTHER TRIAL DATE IS DENIED, YOU MAY BE REQUIRED TO PROCEED TO TRIAL IMMEDIATELY.

THE CLERK CANNOT CHANGE THE SCHEDULED DATE OR TIME.
YOU MUST APPEAR AND BRING THIS FORM WITH YOU.

For assistance visit a Resource Center in the courthouse or the court's website: NYCourts.Gov/NYCHousing.

Civil Court of the City of New York

County of NYPart DDate 11/13/07Index Number 57149/07Hon. OfshsteinBany Park East LLC

Plaintiff(s)/Petitioner(s)

against
Ramona Aguilera
Oshia Hunter

Defendant(s)/Respondent(s)

STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after a review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter:

Motion sent to following extent

~~EXECUTION OF WARRANT~~ STATED TO

11/27/07 for paymt of 5732.18

as given thru 11/3/07

Pay mnts applied to current mt then to arrears.

Upon default Pet may execute warrant after service of eviction notice by mail

Last Stip 4306.47

712.88

Oct

712.88

Nov

5732.18

Oshia Hunter
REP

Pet Ag

5711/6 67

THE CITY OF NEW YORK
COUNTY OF BRONX
HOUSING PART 0, RM. 550
NOVEMBER 13, 2007

INDEX NO. 05/14/9/2007
MOTION SEQUENCE NO. : 001

BRONX PARK EAST, LLC

GRANDISON

DEFENDANT,
PETITIONER(S),
RAYMOND
RESPONDENT(S)

DECISION/ORDER

PRESENT:

ELEANORA OPHREIN
JUDGE

RECITATION, AS REQUIRED BY CPLR 2219(a), OF THE PAPERS CONSIDERED IN THE
REVIEW OF THIS USC TO VACATE DEFAULT JUDGMENT/RESTORE TO THE CALENDAR

PAPERS	NUMBERED
NOTICE OF MOTION AND AFFIDAVITS ANNEXED.....	_____
ORDER TO SHOW CAUSE AND AFFIDAVITS ANNEXED....	_____
ANSWERING AFFIDAVITS.....	_____
REPLYING AFFIDAVITS.....	_____
EXHIBITS.....	_____
STIPULATIONS.....	_____
OTHER.....	_____

UPON THE FOREGOING CITED PAPERS, THE DECISION/ORDER IN THIS MOTION IS
AS FOLLOWS:

grvex

11/13/07

DATE

JUDGE, CIVIL/HOUSING COURT

ADJUDICATIONS

(PLEASE PRESS HARD)

Index No. LT 57149/07

**AFFIDAVIT IN SUPPORT OF
AN ORDER TO SHOW CAUSE TO VACATE A JUDGMENT**
Based Upon a) Failure To Appear b) Failure to Comply
and
TO RESTORE TO THE CALENDAR

Address: 2822 Bronx Park East
BRONX NY 10467 Apt. N-32

State of New York, County of DEP SS.: Oshea Hunter, being duly sworn, deposes and says:

Tenant's Initials XDH

1. PARTY XDH a) I am the tenant named as respondent in the above summary proceeding.
b) I am the person claiming possession to these premises and am the owner of the tenant named above.

2. SERVICE and ANSWER XDH I received the Notice of Petition and Petition in this proceeding, filed my answer in the Clerk's Office and received a date for trial.
XDH I received a Holdover Notice of Petition and Petition and the date had already passed.

3. EXCUSE XDH On the Date of Trial before Judge _____
a) a Judgment was entered against me by default for my failure to appear. My reason for not appearing in Court on the date scheduled for (Trial) (Motion) is: _____
b) a Judgment was entered (after trial) (after stipulation) but (I) (the Landlord) failed to comply with the Order of the Court because: I needed to prove tenancy rights to receive emergency assistance

4. DEFENSE I allege that I have a good defense because:

<input type="checkbox"/> I was improperly served.	<input type="checkbox"/> petitioner is not the owner.
<input type="checkbox"/> the amount being claimed is incorrect.	<input type="checkbox"/> no rent was demanded.
<input type="checkbox"/> there is credit due for rent overcharge.	<input type="checkbox"/> the rent has been partially/fully paid.*
<input type="checkbox"/> the rent has been offered and refused.	<input type="checkbox"/> I have been harassed.
<input type="checkbox"/> there are conditions in the apartment which need repair, or services which have not been provided.	

 *Explain rent payments, if any, or other defense: Emergency assistance

5. REQUEST XDH I request that the Judgment be vacated, that the case be restored to the calendar and that I be granted permission to serve these papers in person.

6. PRIOR ORDER XDH a) I have not had a previous Order to Show Cause regarding this index number.
b) I have had a previous Order to Show Cause regarding this index number but I am making this further application because: _____

Sworn to before me this 08th day of Oct, 2017 X Oshea Hunter
Signature of Respondent

Signature of Court Employee and Title

ORDER NO. 1001
 JUDGMENT AND TO RESTORE TO THE CALENDAR

BRONX PARK EAST, LLC

PETITIONER(S),

PREMISES:

2022 BRONX PARK EAST
 BRONX

N.Y.

NY 10467/00000

ANDISON

AGAINST

RAYMOND
 RESPONDENT(S)

UPON THE ANNEXED AFFIDAVIT (ON BEHALF) OF RAYMOND
 ABOVE NAMED RESPONDENT(S), DATED ON OCTOBER 29, 2007,
 DURING ALL THE PAPERS AND PROCEEDINGS HEREIN:

GRANTING,

LET THE PETITIONER(S) OR HIS/HER/THEIR ATTORNEY(S) SHOW CAUSE AT A
 HEARING TERM OF THE

CIVIL COURT OF THE CITY OF NEW YORK
 HOUSING PART: PART 0, RM. 554
 LOCATED AT: 1110 GRAND CONCHURCH, BRONX
 ON: NOVEMBER 13, 2007, AT 09:00 AM

AS SOON THEREAFTER AS COUNSEL MAY BE HEARD, WHY AN ORDER SHOULD NOT BE MADE:

VACATING THE JUDGMENT BASED ON THE RESPONDENT'S FAILURE TO APPEAR,
 RESTORING THE CASE TO THE CALENDAR AND/OR GRANTING SUCH OTHER
 AND FURTHER RELIEF AS MAY BE JUST.

UNTIL THE ENTRY OF A COURT ORDER, ALL PROCEEDINGS BY PETITIONER,
 HIS/HER ATTORNEY, AND ANY CITY MARSHAL ARE STAYED.

SERVICE OF A COPY OF THIS ORDER TO SHOW CAUSE AND ANNEXED AFFIDAVIT UPON THE
 PARTY'S ATTORNEY (OR, IF HE/SHE HAS NONE, ON THE PARTY).

BY ATTORNEY (OR PARTY)

BY PERSONAL SERVICE "IN HAND DELIVERY"

BY CERTIFIED MAIL, N.Y. N.Y. OR

BY FIRST CLASS MAIL WITH CERTIFICATE
 OF MAILING AT POST OFFICE

IN OR BEFORE

PAPERS MAY BE SERVED BY THE RESPONDENT IN PERSON.

MARSHAL:

(JUDGE TO INITIAL)

BY PERSONAL SERVICE "IN HAND DELIVERY"

BY CERTIFIED MAIL, N.Y. N.Y.

BY FIRST CLASS MAIL WITH CERTIFICATE
 OF MAILING AT POST OFFICE

SHALL BE DEEMED GOOD AND SUFFICIENT.

PROOF OF SUCH SERVICE MAY BE FILED WITH THE CLERK IN THE PART INDICATED ABOVE
 OR IN THE U.S. CLERK'S OFFICE BEFORE THE RETURN DATE OF THIS ORDER TO SHOW CAUSE

ATTORNEY:

COHEN & STARK LLP.

1325 CASTLE HILL AVENUE

BRONX, NY 10462

TELEPHONE: (718) 792-1200

MARSHAL:

JOHN VILLANUEVA-BADGE #36

304 EAST 149 STREET

BRONX, NY 10455

TELEPHONE: (718) 402-3100

ELEANORA M. BALEIN

JUDGE, CIVIL/HOUSING COURT

DATE

10/29/07

DENIED

GENERATED: 10/29/2007 @ 11:00:10

CIV-CT-71 (REVISED 7/00)

5/11/08

CIVIL COURT OF THE CITY OF NEW YORK

COUNTY OF BRONX

HOUSING COURT PART 18 D

Petitioner

BRONX PARK EAST

Respondent

Address

Apt. #

N32

R. GRANOWITZ
V. Mrs. Hersh

HON.

DATE

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after a review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

COHEN & STARK, LLP HEREBY APPEAR FOR PETITIONER

RESPONDENT APPEARS PRO SE

IT IS AGREED:

Motion, set-d

ELEANORA OFSHEIN
JUDGE, HOUSING COURT
1/11/08

~~EXECUTION STAYED~~

RECEIVING OF APT STAYS TO 1/25/08
to pay amt of 8146.78 at 900.00 kpl
month 4 7246.78

As of Apr 1st Rent Execution Stayed RES
RESTORED FOR THURSDAY.

Apr 1st All stays lifted.

Pat to provide temporary access to
Recs to get belongings and essential items

x Doreen K...
Cohen & Stark, LLP

COHEN & STARK, LLP
1325 CASTLE HILL AVE.
BRONX, NY 10462

CIVIL COURT OF THE CITY OF NEW YORK
 COUNTY OF BRONX
 HOUSING PART D, RM 550
 JANUARY 11, 2008

INDEX NO. 057149/0007
 MOTION SECTION 2 NO. 1 0007

POST EVICTION

BRONX PARK EAST, LLC
 PETITIONER(S),
 AGAINST
 GRANDISON RAYMOND
 RESPONDENT(S)

DECISION/ORDER

PRESENT:

ELEANORA OFSHEIN
 JUDGE

RECITATION, AS REQUIRED BY CPLR 2219(a), OF THE PAPERS CONSIDERED IN THE REVIEW OF THIS OSC TO RESTORE TO POSSESSION

PAPERS	NUMBERED
NOTICE OF MOTION AND AFFIDAVITS ANNEXED.....	1
INDEX TO ADOPTED AND AFFIDAVITS ANNEXED....	2
ADDITIONAL AFFIDAVITS.....	3
EXHIBIT AFFIDAVITS.....	4
EXHIBITS.....	5
OBJECTIONS.....	6
OTHER.....	7

UPON THE FOREGOING CITED PAPERS, THE DECISION/ORDER IN THIS MOTION IS AS FOLLOWS:

Granted staying re-telling

DATE

1/11/08

JUDGE, CIVIL HOUSING COURT

[Signature]

ADJOURNMENT

008

152

OFFICE OF COURT ADMINISTRATION
 - BRNX HOUSING COURT INFORMATION SYSTEM -
 HISTORY OF PROCEEDINGS

PAGE: 1

057149/2007

PARK EAST, LLC

VS GRANDISON

RAYMOND

OF RESP OSC APPL: 3

AMT DMD: \$3,661.28 PETN ATTY: COHEN & STARK LLP.

FILING DTE FILING TYPE CASE TYPE1 CASE TYPE2 CASE TYPE3

08/27/2007 PET/NO RESDT NON-PAY

PETITIONER:

BRONX PARK EAST, LLC

RESPONDENT:

GRANDISON

HUNTER

RAYMOND

OSHEA

PREMISES ADDRESS:

2822 BRONX PARK EAST N32

BRONX NY 10467

DESCRIPTION:

N32

09/04/2007 001 JND

09/14/2007 D

09:30A JURY DMD BY _

GEN'L DEN

RESP ATTY: PRO SE

718-999-9999

09/14/2007 001 CLN D 09:30A ADJN 09/20/2007 D

09:30A EO CAL

09/20/2007 002 CLN D 09:30A JSTP

EO CAL

10/29/2007 001 OSC BY RESP SIGNED BY EO 11/13/2007 D

09:30A

VACATE JUDGMENT

11/13/2007 001 CLN D 09:30A GREX

EO OSC

11/27/2007 002 OSC BY RESP SIGNED BY EO 12/12/2007 D

09:30A

VACATE JUDGMENT

12/12/2007 001 CLN D 09:30A GREX

EO OSC

01/10/2008 003 OSC BY RESP SIGNED BY EO 01/11/2008 D

09:30A

RESTORE TO POSSESSION

01/11/2008 001 CLN D 09:30A

OSC

09/20/2007 001 FJD SIGNED BY EO

AS PER STIP/

POSS AWARDED Y MONEY AWARD \$4,306.42

JUDGMENT AGAINST:

HUNTER

OSHEA

10/09/2007 001 WAR WARRANT REQUESTED

10/15/2007 001 WAR WARRANT REVIEWED

10/15/2007 001 WAR WARRANT ISSUED JOHN VILLANUEVA-BADGE #36

EXECUTION IS AS PER STIP/ORDER

AGAINST:

HUNTER

OSHEA

09/20/2007 002 FJD SIGNED BY EO

FAIL TO APPR/

POSS AWARDED Y MONEY AWARD \$1.00

JUDGMENT AGAINST:

GRANDISON

RAYMOND

10/09/2007 002 WAR WARRANT REQUESTED

10/15/2007 002 WAR WARRANT REVIEWED

10/15/2007 002 WAR WARRANT ISSUED JOHN VILLANUEVA-BADGE #36

EXECUTION IS AS PER STIP/ORDER

AGAINST:

GRANDISON

RAYMOND Page 21

Part of the City of New York

[Please Press Hard]

Part

Index Number

57149/07

AFFIDAVIT IN SUPPORT OF AN
ORDER TO SHOW CAUSE
To Restore to Possession

Address:

2822 Bx Pl East

Apt #

N-32

Petitioner,

against

Respondent

Grandison

State of New York, County of _____ ss.:

☒ I.D. Presented Type: R/S☐ No I.D. Provided

Oshea Hunter

(PRINT YOUR NAME)

being duly sworn, deposes and says:

Tenant's
Initials

1. Party

a) I am the tenant named as respondent in the above summary proceeding.

b) I am the person claiming possession of these premises and am the son in law of the tenant named above.

2. Claim and Defense

I have been deprived of possession of the subject premises in the following manner:

I was evicted this morning for non-payment. I'm working with the social services to resolve this issue. Landlord refuses to acknowledge tenancy rights.

3. Previous Order to Show Cause

a) I have not had a previous Order to Show Cause in this case.

b) I have had a previous Order to Show Cause in this case but I am making this further application

because landlord refuses to acknowledge tenancy rights

4. Request

Respondent requests that an Order be entered a) awarding and restoring the respondent to possession of the subject premises and the issuance of a warrant of eviction forthwith, b) awarding treble damages following RPAPL § 853, where appropriate, c) granting permission to serve these papers in person and d) such other relief as this Court deems proper.

Sworn to before me this 10 day of 1, 2017

Signature of Court Employee and Title, or Notary Public

Signature of Respondent

057149/2007 RESDL NONPY
08/27/2007

PREMISES:

2822 BRONX PARK EAST N32

PET: BRONX PARK EAST, LLC

ATTY: COHEN & STARK LLP.

RESP: GRANDISON RAYMOND

ATTY: Hunter Ashea

☐ Non-Payment ☐ Holdover ☐ Other
☐ Residential ☐ H.P. ☐ 7-A ☐ Commercial

Date Filed _____ Index Number _____

Civil Court of the City of New York
Housing Court

Respondent Answers on _____

Answer is Gen C Den

Petitioner Notified on _____

Trial Date 9/14/07 Part D

Assigned to Part

☐ Date Filed _____☐ Fee Waived - Judge _____☐ Appeal Filed _____☐ Jury Demand Filed _____

MILITARY SERVICE

YES

DEPENDENT NO

YES

153448

0203189

Date <u>9-14-07</u>	Court Action of Comments <u>ADJ</u>	1	Adjustment Request: Petitioner Respondent Court Consent	Present: Petitioner Respondent Pet's Atty. Resp's Atty.
Part <u>D</u>		<u>9/20/07</u>	Reason for Adjournment: <u>fewer holiday / tenat to appear</u>	Tape Number: _____ Tape Start: _____ Tape End: _____
So Ordered			Rem Deposit: Adjustment period to be excluded under RPAPL §745(2) Adjustment period to be charged under RPAPL §745(2) Days charged to be limited to _____	
Judge			Adjustment Request: Petitioner Respondent Court Consent	Present: Petitioner Respondent Pet's Atty. Resp's Atty.
Date <u>9-20-07</u>	Court Action of Comments <u>ADJ</u>	2	Reason for Adjournment:	Tape Number: _____ Tape Start: _____ Tape End: _____
Part <u>D</u>		<u>10/22/07</u>	Rem Deposit: Adjustment period to be excluded under RPAPL §745(2) Adjustment period to be charged under RPAPL §745(2) Days charged to be limited to _____	
So Ordered			Adjustment Request: Petitioner Respondent Court Consent	Present: Petitioner Respondent Pet's Atty. Resp's Atty.
Judge			Reason for Adjournment:	Tape Number: _____ Tape Start: _____ Tape End: _____
Date <u>11-13-07</u>	Court Action of Comments <u>ADJ</u>	3	Adjustment Request: Petitioner Respondent Court Consent	Present: Petitioner Respondent Pet's Atty. Resp's Atty.
Part <u>D</u>		<u>11/20/07</u>	Reason for Adjournment:	Tape Number: _____ Tape Start: _____ Tape End: _____
So Ordered			Rem Deposit: Adjustment period to be excluded under RPAPL §745(2) Adjustment period to be charged under RPAPL §745(2) Days charged to be limited to _____	
Judge			Adjustment Request: Petitioner Respondent Court Consent	Present: Petitioner Respondent Pet's Atty. Resp's Atty.

*T has special needs
child is waiting approval*

FELONY WARNING:

A person who willfully and unlawfully removes, notifies, destroys, conceals or obliterates a record of this office is subject to punishment by imprisonment for five years, Penal Law § 175.25.

CIV-IT-94 (Revised Feb. 1994)

One of _____

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AUG 10 2017

057149

07

057149 - 07

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7

49

Date 12-12-07	OSC Court Action or Comments	4	Adjudgment Request: Petitioner Respondent Court Consent	Present: Petitioner Respondent Pet. Atty. Resp.'s Atty.
Part D	gvoX		Reason for Adjudgment:	Tape Number: Tape Start: Tape End:
So Ordered			Rent Deposit: — Adjudgment period to be excluded under RPAPL §745(2) — Adjudgment period to be charged under RPAPL §745(2) — Days charged to be limited to	
Judge				
Date 1-11-08	Post event Court Action or Comments	5	Adjudgment Request: Petitioner Respondent Court Consent	Present: Petitioner Respondent Pet. Atty. Resp.'s Atty.
Part D	GTX		Reason for Adjudgment:	Tape Number: Tape Start: Tape End:
So Ordered			Rent Deposit: — Adjudgment period to be excluded under RPAPL §745(2) — Adjudgment period to be charged under RPAPL §745(2) — Days charged to be limited to	
Judge				
Date	Court Action or Comments	6	Adjudgment Request: Petitioner Respondent Court Consent	Present: Petitioner Respondent Pet. Atty. Resp.'s Atty.
Part			Reason for Adjudgment:	Tape Number: Tape Start: Tape End:
So Ordered			Rent Deposit: — Adjudgment period to be excluded under RPAPL §745(2) — Adjudgment period to be charged under RPAPL §745(2) — Days charged to be limited to	
Judge				

WARRANT INFORMATION							
Date Warrant Application Received	CHECK ONE		Date Warrant Issued	Marshal	REJECTION		Clerk
	Failed to Answer Default	After Trial (Find/Slipulation and Failed to Appear Default, etc.)			Reject Reason	Reject Date	
10-9-10	✓	✓	10-15-10	Villanueva			JM

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For CCA Only